

AGENDA ITEM

April 19, 2016

Subject: Rezone of property located at 215 N. Chestnut from R-2 Two Family to RP-2 Planned Two Family

Department: Planning/Zoning

Cindy Thompson, property owner, would like to construct a duplex on the property located at 215 N. Chestnut. The property is already zoned R-2 Two family which allows for the construction of a duplex. The municipal code only allows one residential building on the lot, currently there are two single family homes on the property. Ms. Thompson is requesting the planned two family zone to allow for the additional duplex.

The Planning Commission held their regular meeting on April 12, 2016 and voted unanimously to send a positive recommendation to change the zoning from R-2 to RP-2 at 215 N. Chestnut.

A SPECIAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, AMENDING THE ZONING DISTRICT MAP AT 215 N. CHESTNUT, BLOCK 3 LOTS 3 AND 4 OF PREWITT'S ADDITION, BY CHANGING THE ZONING FROM R-2 TWO-FAMILY DISTRICT TO RP-2 PLANNED TWO-FAMILY DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEVADA, MISSOURI THAT:

Section 1. That the Zoning District Map as adopted by Section 37-3 of the Municipal Code of the City of Nevada, Missouri be amended to reflect a zoning change from R-2 to RP-2 at 215 N. Chestnut, Block 3 Lots 3 and 4 of Prewitt's Addition.

Section 2. The City Manager is directed to show such change on the official copy of said zoning map in the office of the City Engineer.

Section 3. The Council finds that the Planning Commission held a public hearing for which notice was duly published, all in accordance with Section 37-11 of the Municipal Code of the City of Nevada, Missouri and the change comes with a positive recommendation by that body.

Section 4. The Council also finds that before acting upon the application to amend the Zoning District Map as provided in Section 1 of this ordinance, the Council held a public hearing after publication of this notice, all in accordance with Section 37-11 of the Municipal Code of the City of Nevada, Missouri.

This ordinance shall be in full force and effect after its passage.

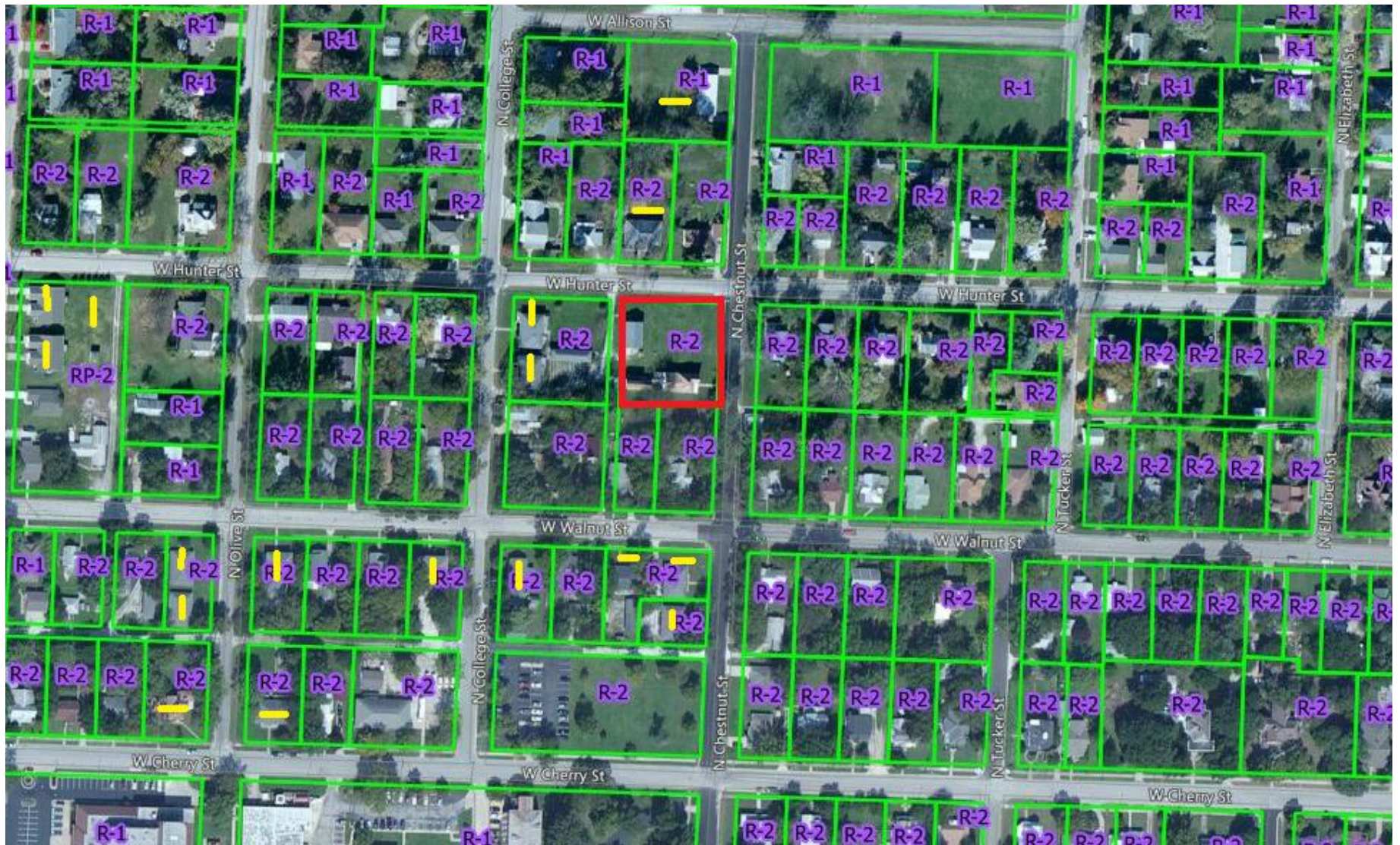
PASSED, APPROVED AND ADOPTED by the City Council of the City of Nevada, Missouri, this 3rd day of May, 2016.

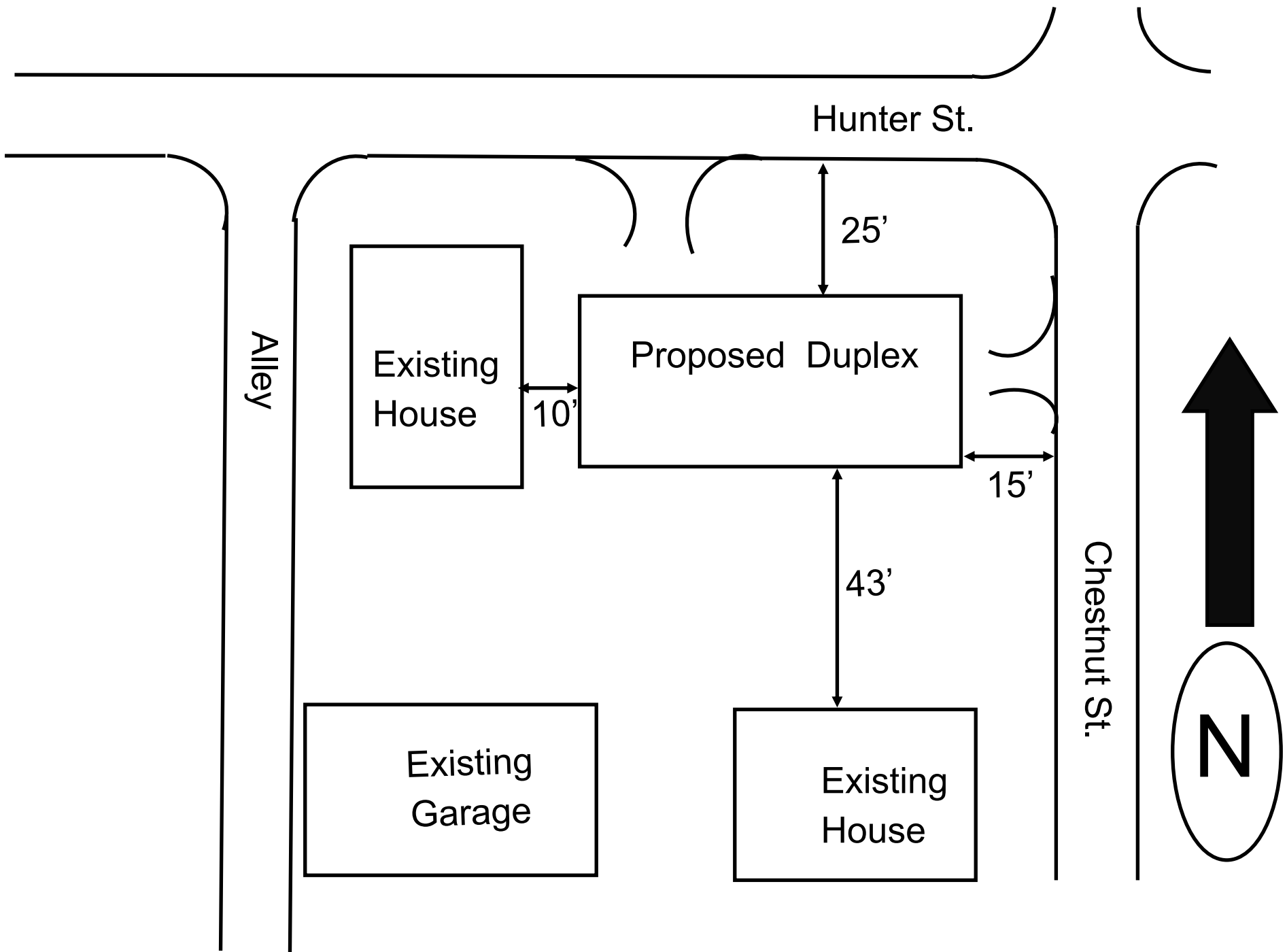
Brian L. Leonard, Mayor

(seal)
ATTEST

Johnna Williams, Deputy City Clerk

Planning Commission Meeting 4/12/16
215 N. Chestnut – Zoning Change
R-2 Two Family to RP-2 Planned Two Family
— Current Duplex





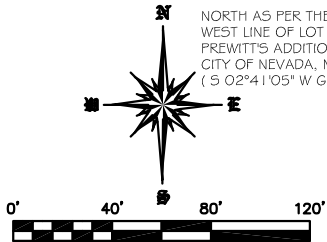
PLAT REPRESENTS AN ORIGINAL SURVEY OF THE PARCEL SHOWN.
IT IS PART OF A PARCEL DESCRIBED IN VERNON COUNTY DEED RECORDS
AT BOOK 494, PAGE 645.

LEGEND

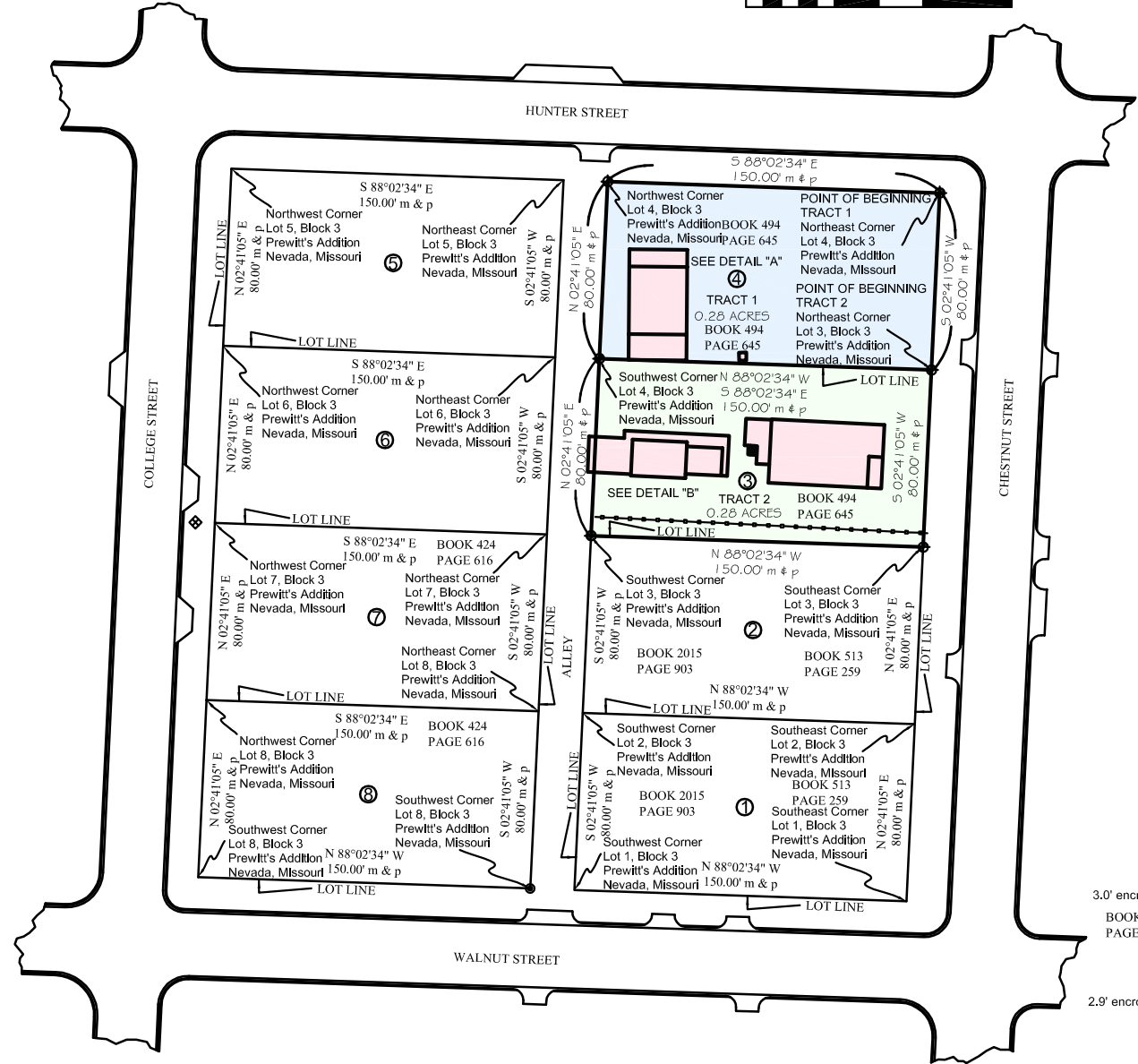
These standard symbols will
be found in the drawing.

- Set 1/2" iron pin w/ cap
- Existing 1/2" iron pin
- Existing 4" Pipe

M = Measured
GLO = Original Government Measurement
D = Deeded



NORTH AS PER THE
WEST LINE OF LOT 4, BLOCK 3
PREWITT'S ADDITION
CITY OF NEVADA, MISSOURI
(S 02°41'05" W GRID)



DESCRIPTION: Tract 1

A tract of land being located in Lot 4, Block 3 of Prewitt's Addition to the City of Nevada, Vernon County, Missouri, being described as follows:

Beginning at the Northeast corner of said Lot 4, Block 3 of Prewitt's Addition to the City of Nevada; thence S02°41'05"W along the East line of said Lot 4, Block 3 of Prewitt's Addition to the City of Nevada, a distance of 80.00 feet (measured and Platted) to the Southeast corner of said Lot 4, Block 3 of Prewitt's Addition to the City of Nevada; thence N88°02'34"W along the South line of said Lot 4, Block 3 of Prewitt's Addition to the City of Nevada, a distance of 150.00 feet (measured and Platted) to the Southwest corner of said Lot 4, Block 3 of Prewitt's Addition to the City of Nevada; thence N02°41'05"E along the West line of said Lot 4, Block 3 of Prewitt's Addition to the City of Nevada, a distance of 80.00 feet (measured and Platted) to the Northwest corner of said Lot 4, Block 3 of Prewitt's Addition to the City of Nevada; thence S88°02'34"E along the North line of said Lot 4, Block 3 of Prewitt's Addition to the City of Nevada, a distance of 150.00 feet (measured and Platted) returning to the Point of Beginning. Having an Area of 0.28 acres.

Subject to road right of ways and easements, public and private, as may now be located.

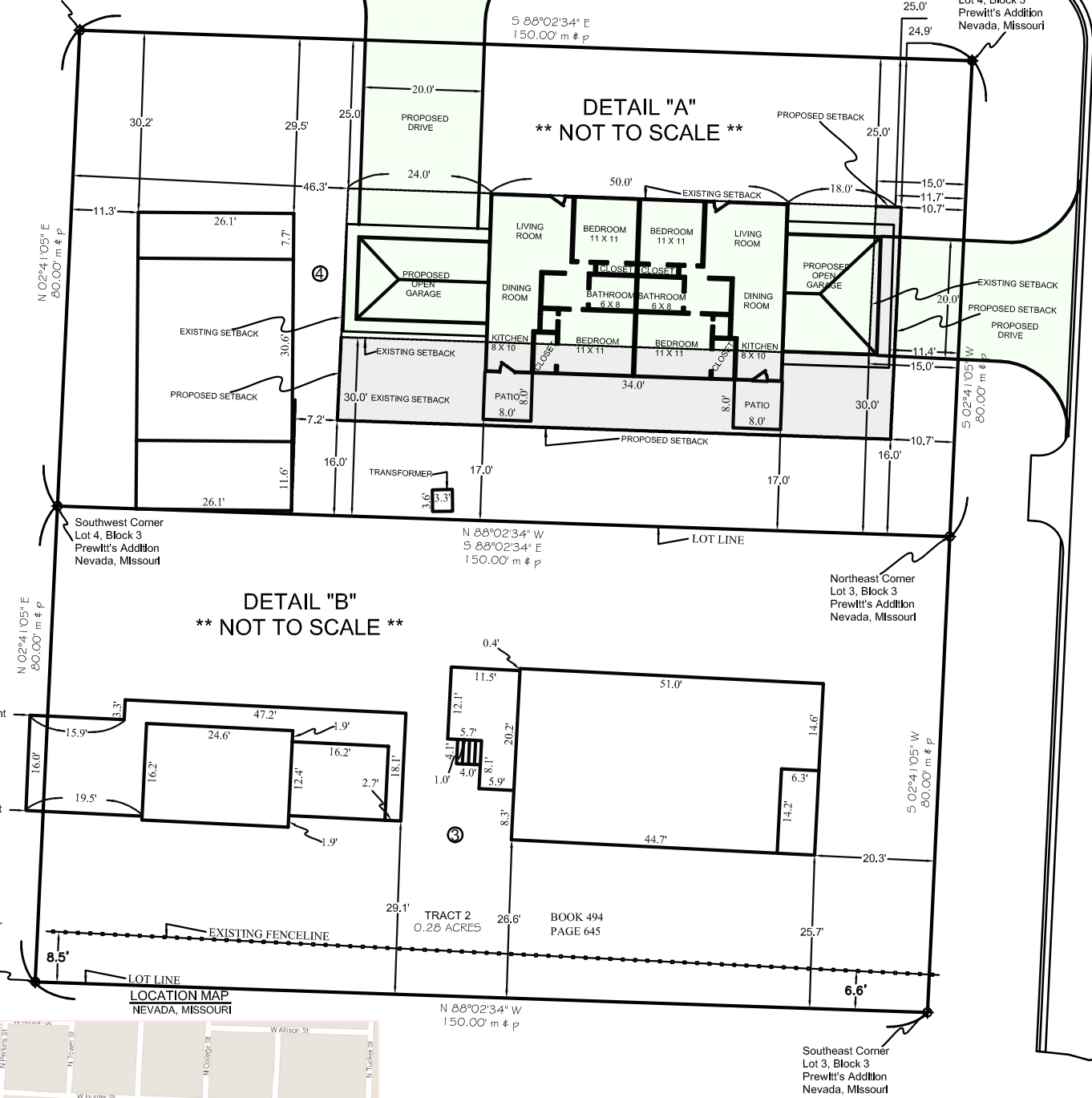
DESCRIPTION: Tract 2

A tract of land being located in Lot 3, Block 3 of Prewitt's Addition to the City of Nevada, Vernon County, Missouri, being described as follows:

Beginning at the Northeast corner of said Lot 3, Block 3 of Prewitt's Addition to the City of Nevada; thence S02°41'05"W along the East line of said Lot 3, Block 3 of Prewitt's Addition to the City of Nevada, a distance of 80.00 feet (measured and Platted) to the Southeast corner of said Lot 3, Block 3 of Prewitt's Addition to the City of Nevada; thence N88°02'34"W along the South line of said Lot 3, Block 3 of Prewitt's Addition to the City of Nevada, a distance of 150.00 feet (measured and Platted) to the Southwest corner of said Lot 3, Block 3 of Prewitt's Addition to the City of Nevada; thence N02°41'05"E along the West line of said Lot 3, Block 3 of Prewitt's Addition to the City of Nevada, a distance of 80.00 feet (measured and Platted) to the Northwest corner of said Lot 3, Block 3 of Prewitt's Addition to the City of Nevada; thence S88°02'34"E along the North line of said Lot 3, Block 3 of Prewitt's Addition to the City of Nevada, a distance of 150.00 feet (measured and Platted) returning to the Point of Beginning. Having an Area of 0.28 acres.

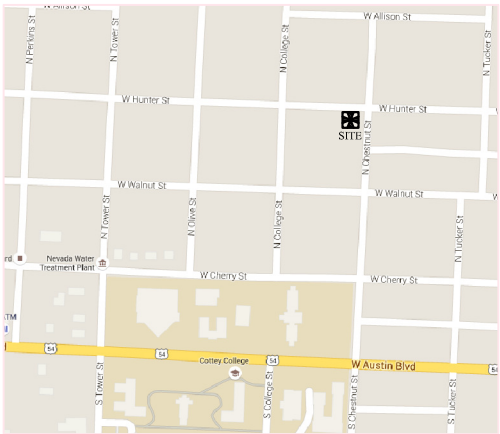
Subject to road right of ways and easements, public and private, as may now be located.

Northwest Corner
Lot 4, Block 3
Prewitt's Addition
Nevada, Missouri



Southwest Corner
Lot 3, Block 3
Prewitt's Addition
Nevada, Missouri

Southeast Corner
Lot 3, Block 3
Prewitt's Addition
Nevada, Missouri



APPARENT OWNERSHIPS ARE BASED ON INFORMATION PROVIDED BY THE CLIENT AND OTHER
INFORMATION OBTAINED FROM COUNTY RECORDS. NO ABOVE GROUND OR BELOW GROUND
UTILITIES ARE SHOWN EXCEPT AS NOTED. THIS SURVEY DOES NOT REPRESENT AN OPINION
AS TO TITLE.

CERTIFICATION:

I hereby certify that this survey and plat was prepared by me or under my direct
supervision and that I am a duly Registered Land Surveyor under the Laws of the State
of Missouri. This survey has been executed, to the best of my knowledge and belief, in
accordance with the Current Minimum Standards for Property Surveys by the Missouri
Department of Natural Resources.

CHAD E. PYLE PLS # 2528
TFS & ASSOCIATES L.L.C., MANAGING AGENT



PLAT OF SURVEY

DRAWN JRB	DATE 3/1/2016	LOTS 3 & 4, BLOCK 3, PREWITT'S ADDITION, NEVADA, VERNON COUNTY, MISSOURI
APPROVED CEP	DATE 3/1/2016	
SCALE 1" = 40'	SHEET 1 of 1	PROJECT NO. 6802-1

CLIENT:
CINDY THOMPSON
628 GREEN TERRACE
KANSAS CITY, MISSOURI 64113

DATE OF SURVEY: 2/27/2016
CLASS OF PROPERTY: URBAN
DRAWING NAME: 6802
SURVEY CREW: CWE GR

Chad E. Pyle P.L.S.
Clint W. Engelage P.C.
P.O. BOX 406, 125 W. 11th St.
Lamar, Missouri 64759
Office (417)682-3683 Fax (417)682-3602 Cell (417)682-1661